097.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,058,400 / 1,058,400
					USE VALUE:	1,058,400 / 1,058,400
					ASSESSED:	1,058,400 / 1,058,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOMBARDO PAULINE MARIE
Owner 2:	
Owner 3:	
Street 1:	11 FROST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARRARA ANTONIO F--ETAL -
Owner 2:	CARRARA PAULINE M -
Street 1:	11 FROST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,080 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 2120 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16080.000	417,000	9,700	631,700	1,058,400
Total Card	0.369	417,000	9,700	631,700	1,058,400
Total Parcel	0.369	417,000	9,700	631,700	1,058,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.25 | /Parcel: 499.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 63424

GIS Ref

GIS Ref

Insp Date 10/18/18

PREVIOUS ASSESSMENT

Parcel ID 097.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	416,700	9700	16,080.	631,700	1,058,100	1,058,100	Year End Roll	12/18/2019
2019	101	FV	327,500	10200	16,080.	631,700	969,400	969,400	Year End Roll	1/3/2019
2018	101	FV	327,500	10200	16,080.	541,400	879,100	879,100	Year End Roll	12/20/2017
2017	101	FV	327,500	10200	16,080.	505,300	843,000	843,000	Year End Roll	1/3/2017
2016	101	FV	327,500	10200	16,080.	433,200	770,900	770,900	Year End	1/4/2016
2015	101	FV	319,400	10400	16,080.	388,000	717,800	717,800	Year End Roll	12/11/2014
2014	101	FV	319,400	10400	16,080.	359,200	689,000	689,000	Year End Roll	12/16/2013
2013	101	FV	319,400	10400	16,080.	342,500	672,300	672,300		12/13/2012

!7918!

PRINT

Date	Time
12/10/20	22:31:03

LAST REV

Date	Time
05/07/19	15:03:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7918

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARRARA ANTONIO	40664-139		8/28/2003	Family	250,000	No	No		
	12924-105		1/20/1976		59,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	MEAS&NOTICE	BS	Barbara S
2/19/2009	Measured	372	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63424
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16080		Sq. Ft.	Site		0	70.	0.56	4									631,675						631,700	

Total AC/HA: 0.36915 | Total SF/SM: 16080 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 631,675 | Spl Credit | Total: 631,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14528298
Const Adj.:	1.02201784
Adj $ / SQ:	146.312
Other Features:	82000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604297
Depreciation:	187332
Depreciated Total:	416965

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

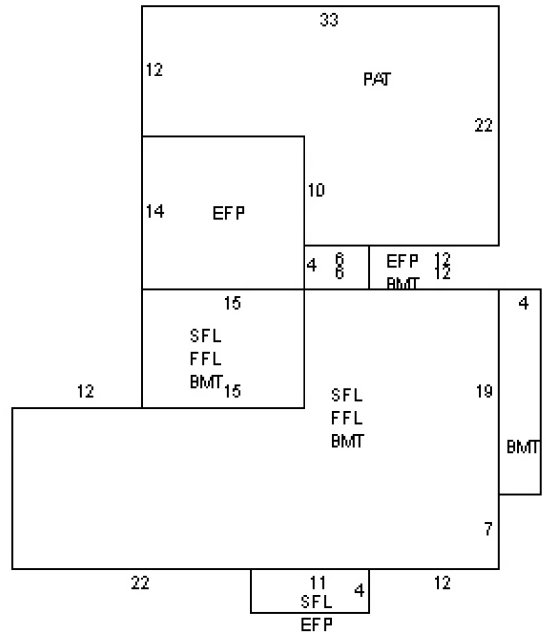
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	194.60
Special Features:	0	Val/Su Net:	101.41
Final Total:	417000	Val/Su SzAd	196.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,138	43.890	49,951
SFL	Second Floor	1,082	146.310	158,310
FFL	First Floor	1,038	146.310	151,872
PAT	Patio	576	2.960	1,708
EFP	Enclos Porch	278	37.830	10,518

Net Sketched Area:	4,112			Total:	372,359
Size Ad	2120	Gross Are	4112	FinArea	2120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

097.0-0003-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	16X8	A	AV	1990	7.56	T	23.2	101			700			700
12	Pool-Gunite	D	Y	1	16X32	A	AV	1990	22.87	T	23.2	101			9,000			9,000

More:	N	Total Yard Items:	9,700	Total Special Featues:		Total:	9,700